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FILED
JEANNE A. NAUGHTON, CLERK

OCT 16 2019

U.S. BANKRUPTCY COURT
NEWARK, N.J.
BY *[Signature]* DEPUTY

IN RE: : THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

Efren O. Reyes : CHAPTER 13
Lolita N. Reyes :

: Case No. 18-31092

Debtor : The Honorable: Stacey L. Meisel

: Hearing Date: TBD

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: ☐ Followed ☐ Modified

The relief set forth on the following pages number two (2) to page two (2) is hereby

ORDERED.

10/16/19

Stacey L. Meisel

After review of the Debtor's motion for authorization to sell the real property commonly known as: 84 Rutherford Place North Arlington, NJ 07031 (the Real Property).

IT IS hereby ORDERED as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. § § 363 (b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. The fees for professionals, Maggie Abdo-Manno, Daniel Barli, and Paul Kim will be held in a trust Pending further Orders of ~~until the Orders Authorizing Retention are entered by the Court.~~
4. The fee for the debtor's bankruptcy attorney, Russell L. Low, Esq. will be held in a trust until an Order Granting Application For Compensation is entered by the Court

Name of professional:

Name of Professional	Amount to be paid	Services Rendered
Maggie Abdo-Manno	4% commission + \$275.00	Debtor's Realtor
Daniel Barli, Esq.	\$1,500.00	Debtor's Real Estate Attorney
Paul Kim	\$2,800.00	Debtor's Short Sale Negotiator
Russell L. Low, Esq.	\$3,500.00	Debtor's Bankruptcy Attorney

AND Remaining sufficient funds may be held in escrow by the Buyer's attorney to pay real estate broker's commissions, seller's attorney fees upon further order of this court, or state court.

5. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and

adjustments to the price as provided for in the contract of sale may be made at closing.

6. A copy of the closing disclosure must be forwarded to the Chapter 13 Trustee 7 days after closing.

7. The 14 day stay under Bankruptcy Rule 6004(h) is hereby waived.

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re:
Efren O. Reyes
Lolita N. Reyes
Debtors

Case No. 18-31092-SLM
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Oct 16, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 18, 2019.
db/jdb #+Efren O. Reyes, Lolita N. Reyes, 84 Rutherford Place, North Arlington, NJ 07031-6304

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 18, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 16, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Jonathan C. Schwalb on behalf of Creditor SN Servicing Corporation, as servicer for U.S. Bank
Trust National Association as Trustee of the Chalet Series IV Trust
bankruptcy@friedmanvartolo.com
Kevin Gordon McDonald on behalf of Creditor Toyota Lease Trust kmcdonald@kmlawgroup.com,
bkgroup@kmlawgroup.com
Marie-Ann Greenberg magecf@magtrustee.com
Russell L. Low on behalf of Joint Debtor Lolita N. Reyes rbear611@aol.com,
ecf@lowbankruptcy.com;r57808@notify.bestcase.com
Russell L. Low on behalf of Debtor Efren O. Reyes rbear611@aol.com,
ecf@lowbankruptcy.com;r57808@notify.bestcase.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7